



Figure 3 - 19th Street is the dividing line between the isolated Reservation 13 and the Hill East Neighborhood



Figure 4 - Aerial Site Photo

## II. Executive Summary

Public Reservation 13 lies on the eastern fringe of the Hill East neighborhood on the west bank of the Anacostia River. From the time of the origin of the L'Enfant Plan to today, the area has appeared as an isolated campus, separate and apart from the neighborhood and an obstacle between residents and their waterfront. This plan presents the first opportunity to re-envision the site, not as a Reservation but as a beautiful public place that links the existing neighborhood to the waterfront while also meeting District-wide and neighborhood needs for health care, recreation, civic space, and housing. The plan creates a new identity for the site.

This vision was achieved through the input and cooperation of many different stakeholders. District Agencies, including the Department of Health and the Department of Corrections, came together under the leadership of the City Administrator and the Office of Planning. Stakeholders adjacent to the site including neighborhood residents, the Sports and Entertainment Commission, and the Congressional Cemetery together with additional DC Agencies constituted the project Steering Committee that guided decisions and evaluated the planning process.

A series of four public meetings and a three-day intensive planning workshop were held to gather public input that led to the guiding principles that will direct the implementation of the plan in the years to come. Over 300 people from across the city participated in these community-planning opportunities. Though there was not consensus on all issues, nine core principles emerged for the site:

1. Connect and integrate Reservation 13 with adjacent neighborhoods, and the new waterfront park along the Anacostia River;
2. Utilize the site to meet a diversity of public needs including health care, education, employment, government services and administration, recreation and housing.
3. Extend the existing pattern of local streets to and through the site to create simple, well-organized city blocks and appropriately-scaled development;
4. Maintain a human-scale of building heights that match existing neighborhood buildings and increase in height as the site slopes downward to the Anacostia waterfront;
5. Connect the Hill East neighborhood and the city at large to the waterfront via tree-lined public streets, recreational trails and increased access to waterfront parklands;
6. Demonstrate environmental stewardship through environmentally sensitive design, ample open spaces, and a great waterfront park that serve as public amenities and benefit the neighborhood and the city;
7. Promote the use of mass transit by introducing new uses near Metro stations and create an environment where the pedestrian, bicycle, and auto are all welcome, complementary, and unobtrusive, reducing the impact of traffic on adjacent neighborhood streets.
8. Create attractive "places" of unique and complementary character including:
  - ◆ A new, vital neighborhood center around the Metro station at C and 19<sup>th</sup> Streets that serves the unmet neighborhood commercial needs of the community and extends to the waterfront with a new residential district;
  - ◆ The Massachusetts Avenue as a grand Washington 'boulevard' in the tradition of the L'Enfant plan and devoted to a new center for Public Health and Science;
  - ◆ A district for city-wide uses and services, such as health care, education, and recreation along Independence Avenue;
  - ◆ A grand public waterfront park incorporating monumental places and quiet natural retreats accessed by a meandering park drive set back from the Anacostia River.
9. Limit improvements to correctional facilities to areas south of Massachusetts Avenue.



Figure 5 - Fences and parking lots on site near Building 25 and Anacostia River.



Figure 6 - Aerial view looking toward the Anacostia River from the DC Jail



Figure 7 - Parking lots and fences define the existing views



Figure 8 - Existing Department of Health Clinics at Reservation 13

This Draft Master Plan is only a first step. Detailed planning and design must still be conducted that incorporates site topography, environmental conditions, specific buildings and uses, and infrastructure needs. That planning process will again engage stakeholders, residents and neighbors. An interim use plan must also be completed to ensure that all active uses currently on the site are adequately accommodated and able to continue to deliver services to District residents while the first phase of the plan is implemented. The zoning process will provide the vehicle to legally define permitted uses and corresponding public hearings must be held to approve proposed zoning. Finally, there are significant budgetary and policy commitments that must be made to achieve this vision.

#### Key Achievements of the Plan:

- ◆ Promotes more efficient use of public land resource.
- ◆ Provides the opportunity to consolidate health services in the city to achieve operational efficiencies.
- ◆ Integrates the site plan into the Anacostia Waterfront Initiative plan.
- ◆ Enhances the value of the land resource to the existing surrounding neighborhoods.
- ◆ Demonstrates the advantages of a mixture of land uses.
- ◆ Promotes transit oriented development and increased transit ridership.
- ◆ Provides a highly desirable environment to house municipal services and public uses.
- ◆ Responds to neighborhood concerns by limiting correctional uses on the site and improves public safety and services.